

## WARRANTY DEED

TRANSFER  
TAX  
PAID

018055

KNOW ALL MEN BY THESE PRESENTS, that We, ALBERIC PELLETIER and CARIBEL M. PELLETIER of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by KJ REALTY, a Maine General Partnership, with all of its General Partners being ROBERT KAROVENEN and TIMOTHY C. JOLICOEUR, whose mailing address is

84 College Avenue Waterville, ME 04901

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said KJ REALTY, its successors and assigns forever:

A certain lot or parcel of land with the buildings thereon, known as Number 84 College Avenue in Waterville in the County of Kennebec and State of Maine, described as follows:

Beginning at a stone monument in the west line of College Avenue and the north line of High Street; thence running westerly in the north line of High Street sixty (60) feet to the southeast corner of land formerly of Albert Wade; thence northerly in said Wade's easterly line fifty (50) feet; thence easterly on the south line of land conveyed by C.E. Gray, N. G. Pulsifer and L.E. Thayer, on February 22, 1890, to J.H. Giroux, to the west line of College Avenue; thence southerly in the west line of College Avenue fifty-one (51) feet to the point of beginning.

Being the same premises conveyed to the within Grantors by Warranty Deed in joint tenancy from Lawrence Bolduc, dated April 28, 1978, recorded in the Kennebec County Registry of Deeds, Book 2093, Page 241.

Also that certain parcel of real estate situated in Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at the intersection of the northwesterly line of College Avenue and southwesterly line of Spruce Street and running S 34° 54' 40" W, bounded southeasterly on College Avenue one hundred sixty-two and 53/100ths feet (162.53) to the easterly corner of land now or formerly of Adelbert J. Watts; thence turning an interior angle of 92° 15' 20" and running N 57° 20' 40" W bounding southerwesterly on said land now or formerly of Adelbert J. Watts sixty-eight and 70/100ths (68.70) feet to the southeasterly line of land now or formerly of Lucien L. and John B. Vellieux; thence turning an interior angle of 92° 54' 05" and running N 29° 45' 15" E bounding northwesterly on said land now or formerly of Lucien L. and John B. Vellieux forty-six and 29/100ths (46.29) feet to a point; thence turning an angle of 274° 25' 20" and running N 64° 40' 05" W bounding south westerly on said land now or formerly of Lucien L. and John B. Vellieux fifty-three and 69/100ths (53.69) feet to the southeasterly line of land now or formerly of Hattie S. Painter; thence turning an interior angle of 90° 00" and running N 25° 19' 55" E bounding northwesterly on said land now or formerly of Hattie S. Painter and on land now or formerly of Clayton J. and Albertine Gilbert one hundred three and 76/100ths (103.76) feet to the southwesterly line of Spruce Street; thence turning an interior angle of 90° 37' 30" and

running S 65° 17' 35" E bounding northeasterly on Spruce Street one hundred forty-five and 32/100ths (145.32) feet to the point of beginning, making an interior angle of 79° 47' 45" with the first described course.

Being the same premises conveyed to Alberic Pelletier and Carabel M. Pelletier by Quit Claim Deed from Webber Petroleum Company, recorded in the Kennebec County Registry of Deeds, Book 2122, Page 158.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said KJ REALTY, its successors and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, its successors and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said KJ REALTY, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said ALBERIC PELLETIER and CARIBEL M. PELLETIER, husband and wife, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 10<sup>th</sup> day of August, 1989.

Signed, Sealed and Delivered  
in presence of

*Mark*

*Alberic Pelletier*  
ALBERIC PELLETIER

*To Both*

*Caribel M. Pelletier*  
CARIBEL M. PELLETIER

STATE OF MAINE  
County of Kennebec

August 10, 1989

Then personally appeared the above named ALBERIC PELLETIER and CARIBEL M. PELLETIER, and acknowledged the foregoing instrument to be their free act and deed. Before me,

*Mark J. Nale*  
Notary Public/Attorney at Law

*Mark J. Nale, Esq.*

RECEIVED KENNEBEC SS.

1989 AUG 14 AM 9:00

WITNESSES: *Theresa B. Boudreau*